



'Our Focus Determines Your Reality'



Haffenden Quarter
Smarden
Kent
TN27 8QR



Open-Plan Sitting/Dining Room * Kitchen
Ground Floor Bedroom * Family Bath/Shower Room

Principal Bedroom with Ensuite * Two Further Double Bedrooms
Family Bath/Shower Room

Enclosed Garden and Grounds approx. 1.3 Acres
Double Cart Lodge * Garden Store * Greenhouse * Off Road Parking



ATTRACTIVE SEMI-RURAL BARN CONVERSION

With far reaching countryside views the barn occupies a semi-rural position on a country lane in the hamlet of Haffenden Quarter on the outskirts of the sought after village of Smarden.

Sitting in garden and grounds of approximately 1.3 acres, this attractive detached barn featuring honey coloured exposed beams and exposed brick fireplace with log burning stove, provides well-proportioned versatile accommodation in an open-plan layout; consisting of a triple aspect sitting/dining room, a double aspect kitchen with door to outside, double bedroom and family bath/shower room on the ground floor.

On the first floor there is a principal bedroom with ensuite shower room, two further double bedrooms and a family bath/shower room.

Outside a gate opens onto a gravel drive which leads to a double cart lodge. The garden and grounds are laid to lawn with far reaching views over the adjoining countryside.



SMARDEN

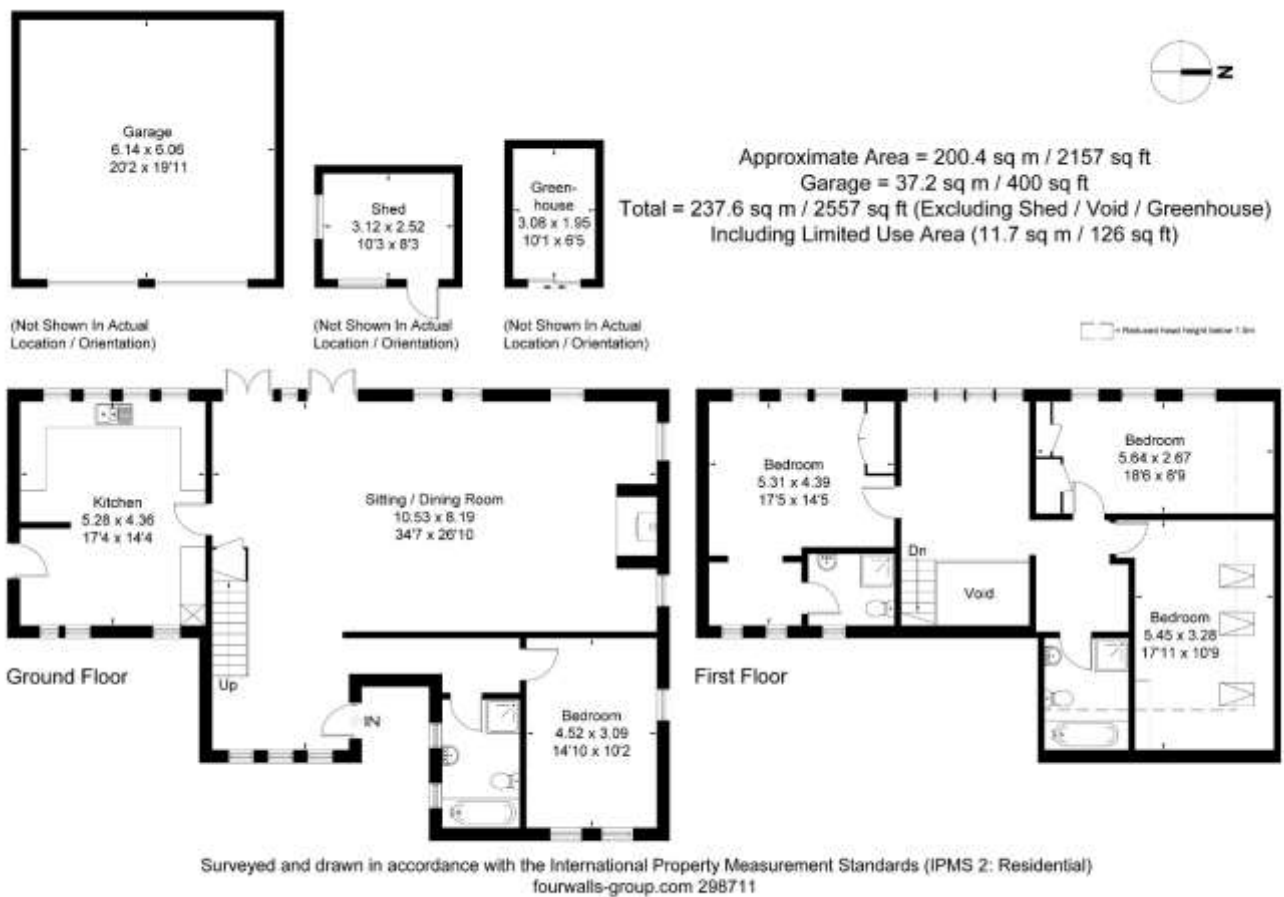
The village of Smarden offers local facilities including a church, village hall, primary school, village shop/post office, butchers, two public houses, a tennis court, a cricket club and a recreation ground.

SCHOOLS AND CONNECTIONS

As well as the local school there are a variety of state and public schools available in the area most of which have recently received 'excellent' in Ofsted inspections and include Dulwich Preparatory School, Sutton Valence, Bethany, Benenden as well as grammar schools in Maidstone and Ashford. Many of the schools can be accessed via school buses from Headcorn.

Main line stations are available at Headcorn some 10 minutes' drive and Ashford International with the fast link to London some 20 minutes' drive.





SERVICES

Mains electricity and water. Oil fired central heating. Klargester treatment plant.

EPC Rating: E – full details available on request.

There is an easement - power lines which ran above ground have now been converted to underground cables in the garden adjacent to farmland.

Ashford Borough Council - Council Tax Band G

Please note that it should not be assumed that any fixtures and fittings are automatically included within the sale of this property.



Harpers and Hurlingham Property Consultants
The Corner House, Stone Street, Cranbrook, Kent TN17 3HE
Tel: 01580 715400
enquiries@harpersandhurlingham.com
www.harpersandhurlingham.com